



2021 REALTORS®
Housing Forecast

Tom Shearer, Chair
REALTORS® Association of Edmonton



2020 Chair



Jennifer Lucas

Thank you!

Outgoing Directors



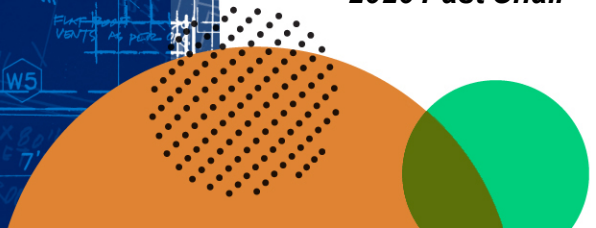
Michael Brodrick
2020 Past Chair



Chelsea McLachlan



John Dempster



New & Existing RAE Directors



Melanie Boles



Jim Dhillon



Jodie Allen



Paul Gravelle
Chair Elect



Sheldon Johnston



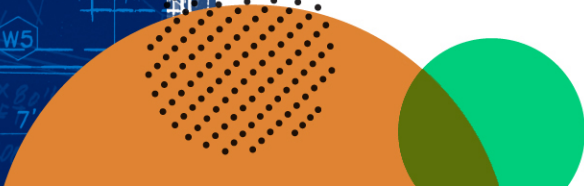
Parm Sidhu



Gary Zimmel



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2021 Price Trends

Avg Prices	2020	2021	%
Single Family	\$429,433	\$426,000	-0.8%
Condo	\$222,573	\$220,000	-1.2%
Duplex	\$332,625	\$330,000	-0.8%

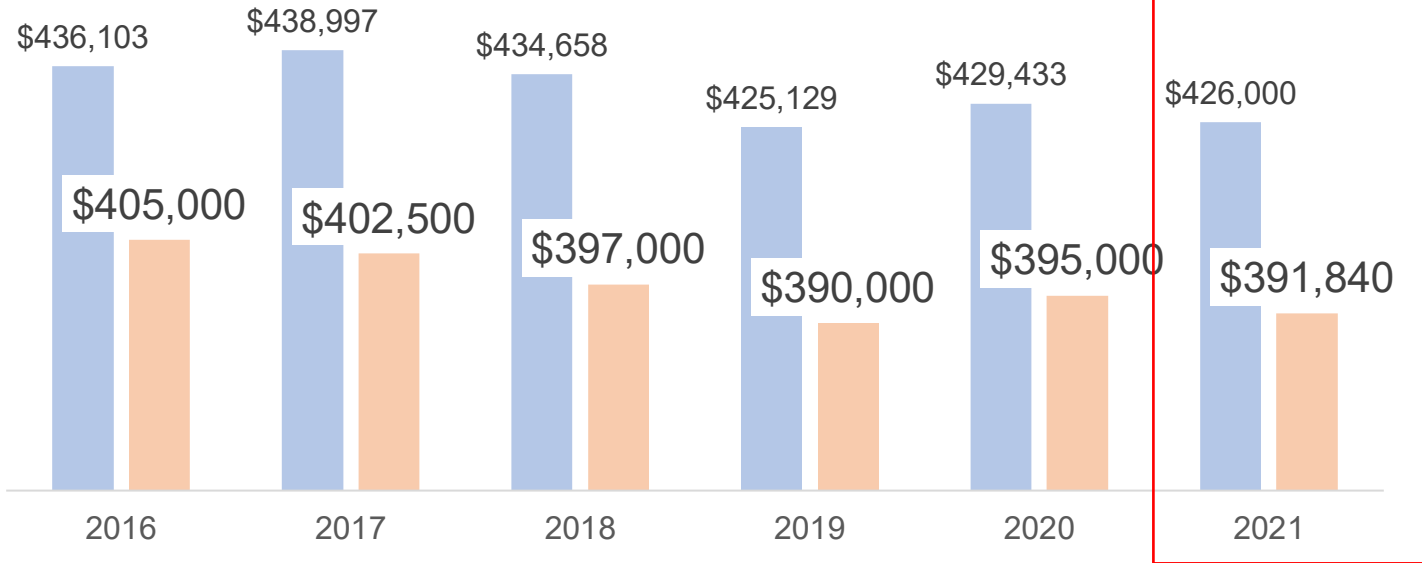


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Single Family Prices

Average Median

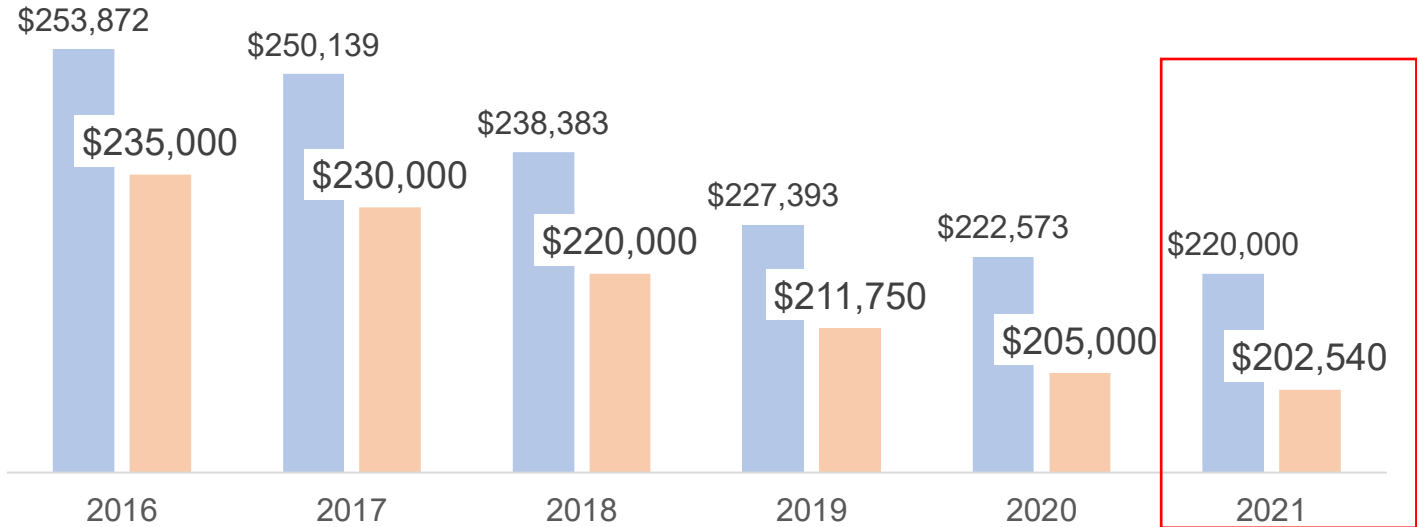


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Condominium Prices

■ Average ■ Median

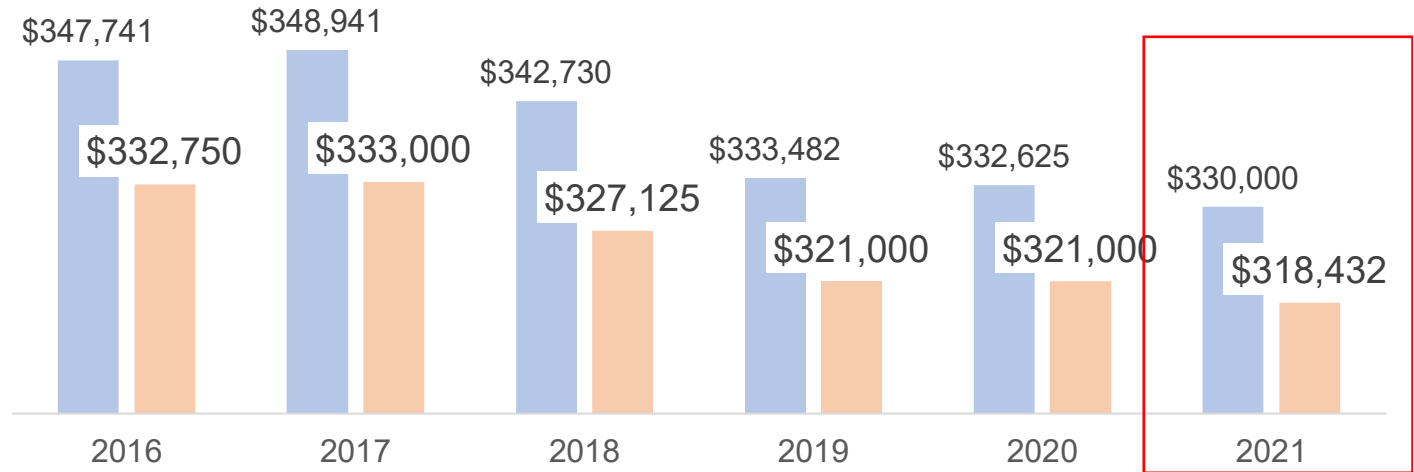


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Duplex/Rowhouse Prices

■ Average ■ Median

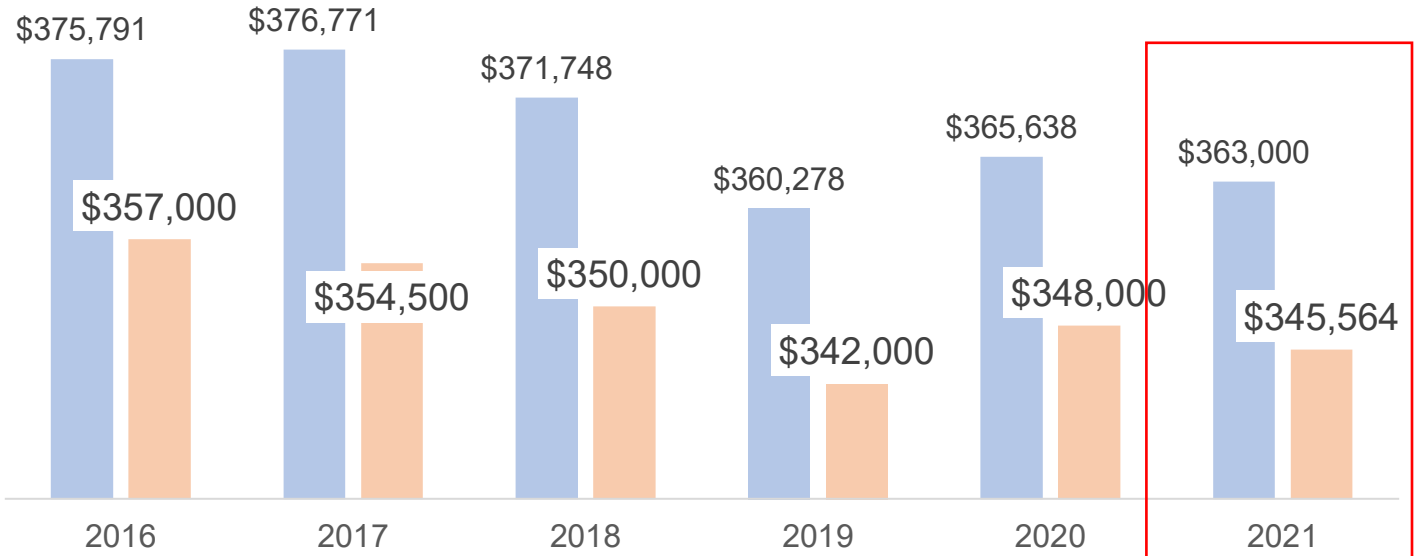


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All Residential Prices

■ Average ■ Median

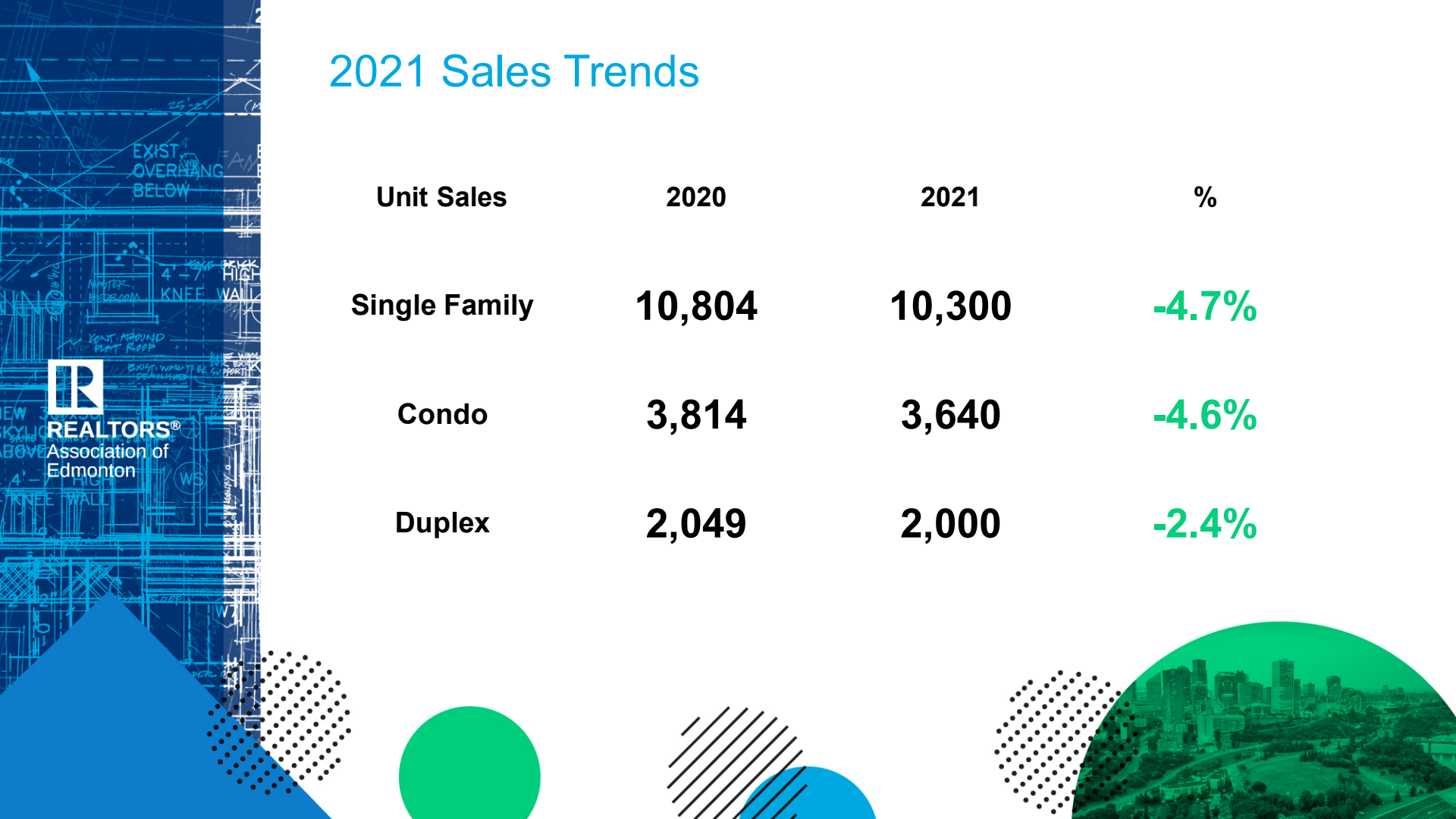


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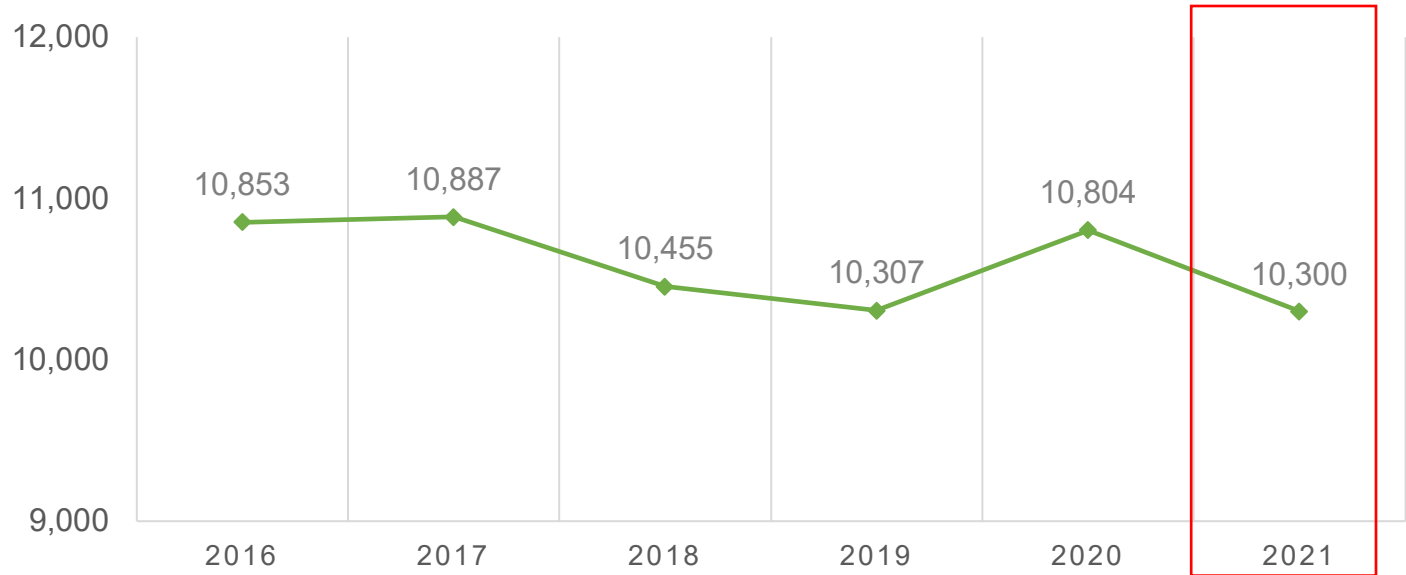


2021 Sales Trends

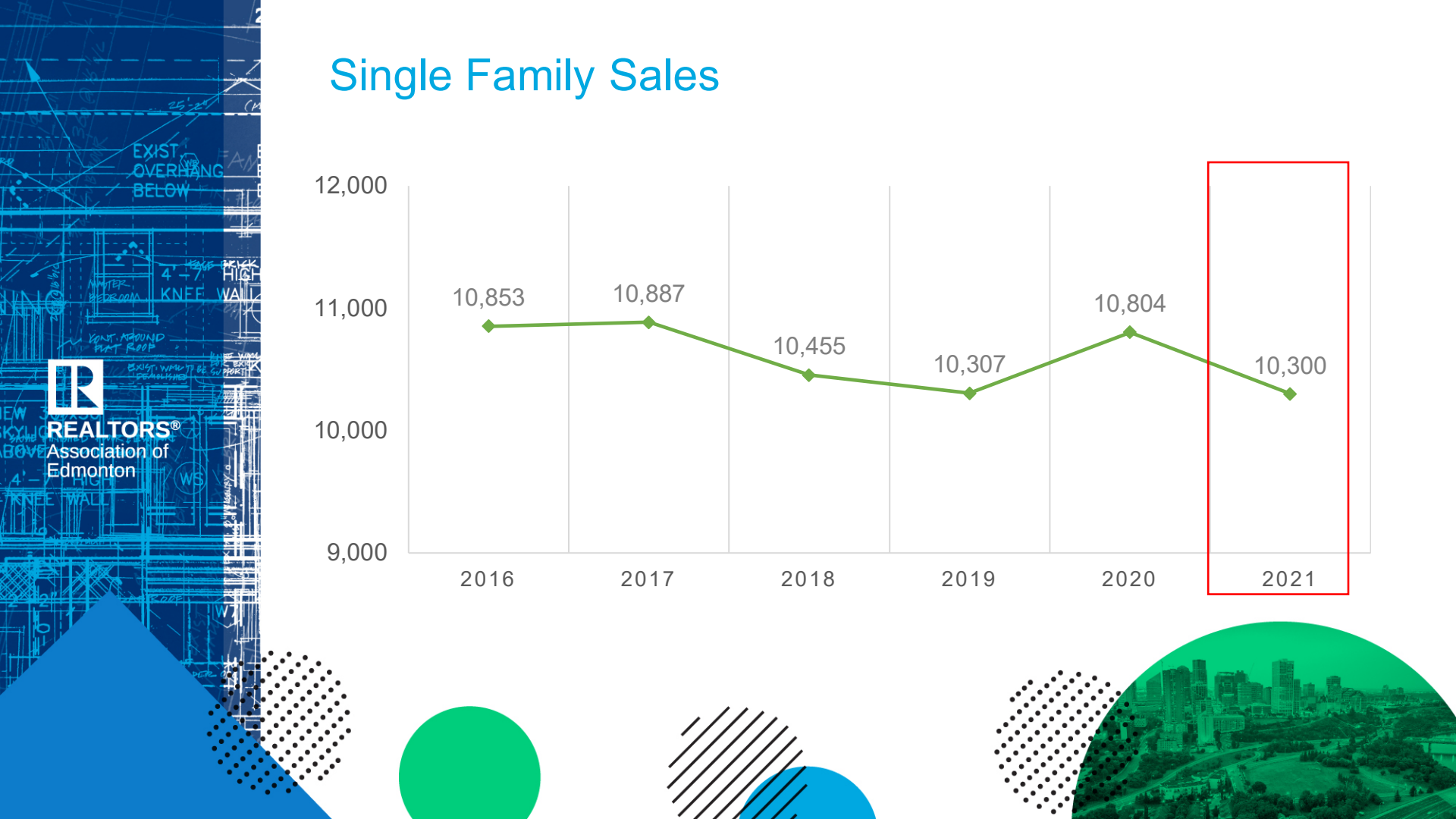
Unit Sales	2020	2021	%
Single Family	10,804	10,300	-4.7%
Condo	3,814	3,640	-4.6%
Duplex	2,049	2,000	-2.4%



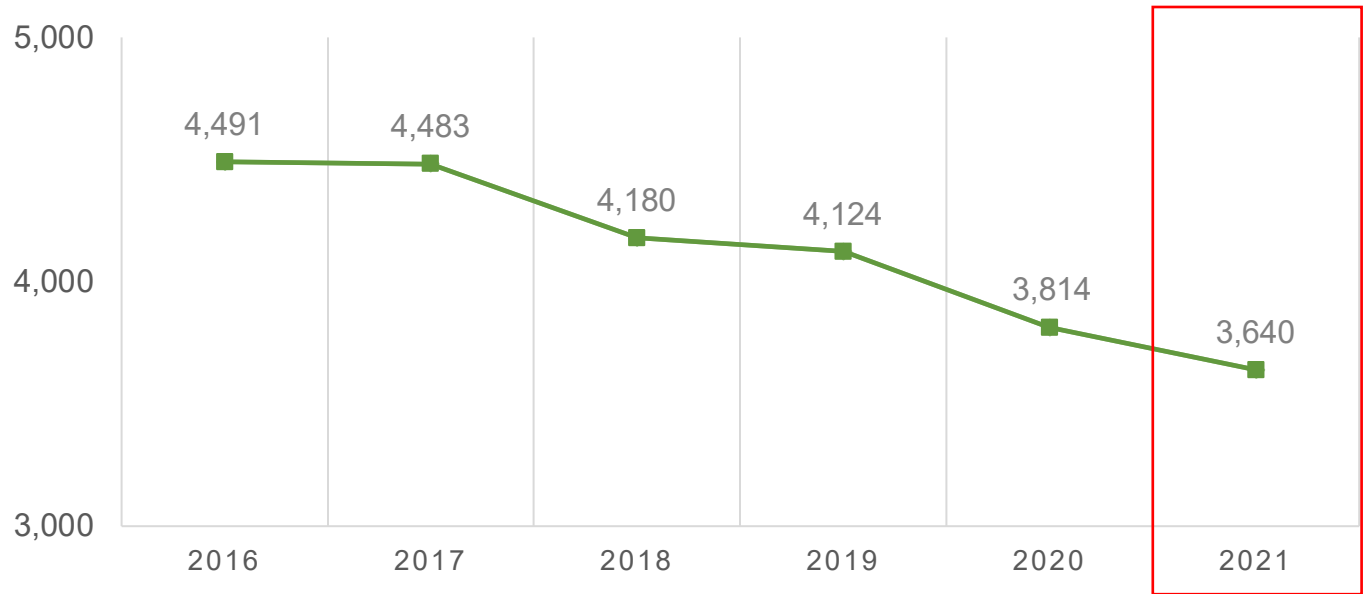
Single Family Sales



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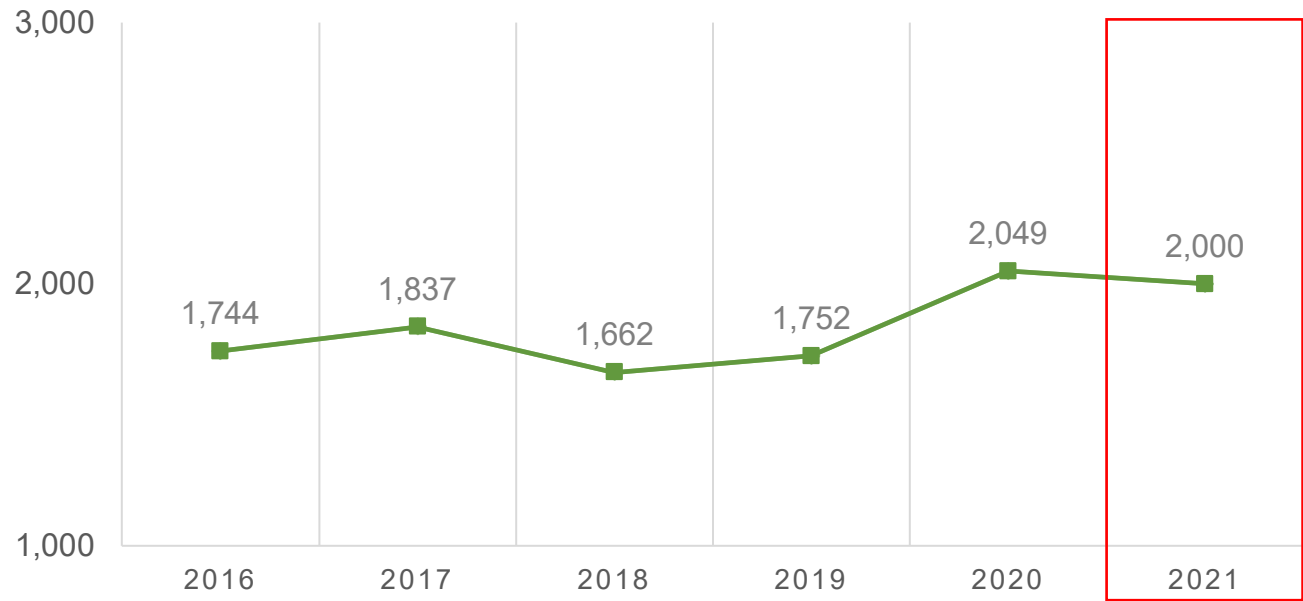
Condominium Sales



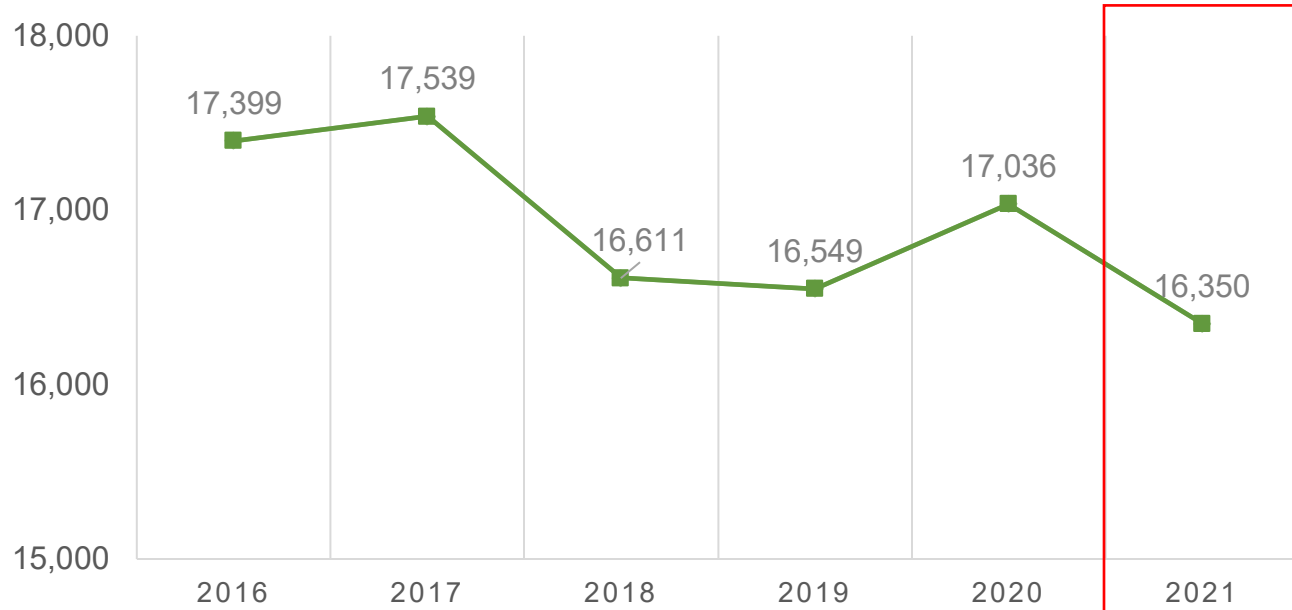

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Duplex/Rowhouse Sales



All Residential Sales




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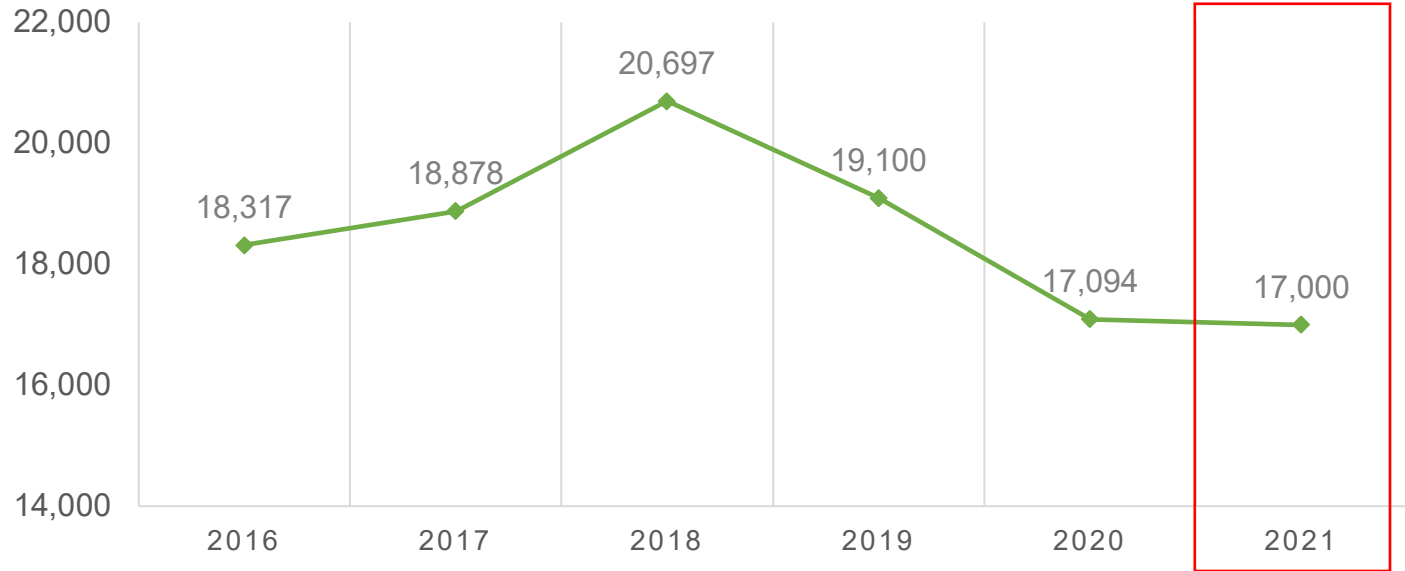


2021 Listings Trends

Listings	2020	2021	%
Single Family	17,094	17,000	-0.5%
Condo	9,267	9,060	-2.2%
Duplex	3,113	3,050	-2.0%



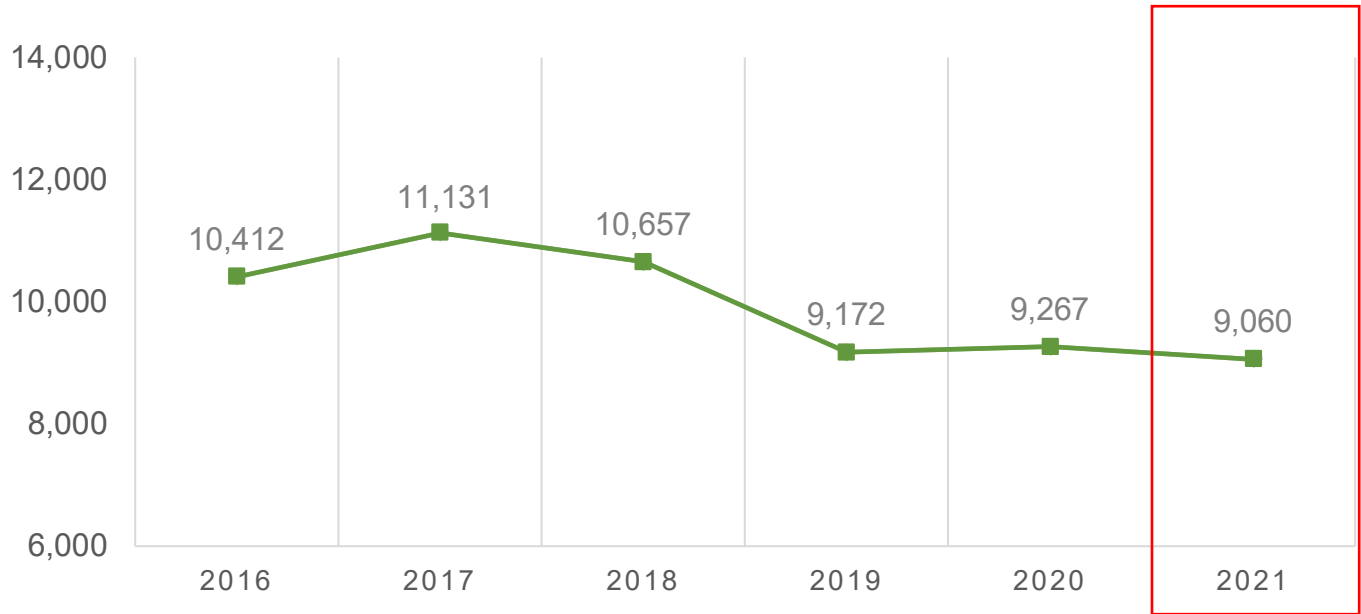
Single Family Listings



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Condominium Listings



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Duplex/Rowhouse Listings



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Predictions Summary

	Single Family	Condo	Duplex
Average Prices	-0.8%	-1.2%	-0.8%
Sales	-4.7%	-4.6%	-2.4%
Listings	-0.5%	-2.2%	-2.0%



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National MLS® HPI Benchmark Prices*

Canada	
1	Oakville-Milton \$ 1,155,300
2	Greater Vancouver \$ 1,044,000
3	Lower Mainland \$ 985,900
4	Mississauga \$ 960,600
5	Greater Toronto \$ 902,500
6	Fraser Valley \$ 878,100
7	Hamilton Burlington \$ 735,300
8	Victoria \$ 730,200
9	Guelph & District \$ 658,200
10	Kitchener-Waterloo \$ 612,400
11	Cambridge \$ 609,600
31	Edmonton \$ 322,700



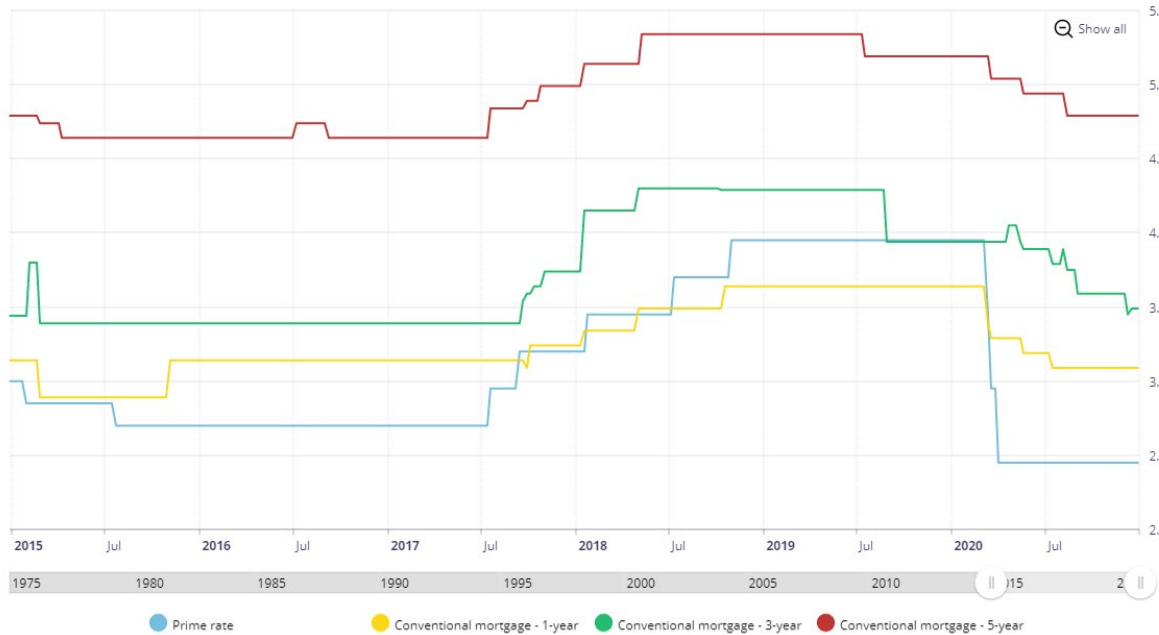
**As of November 2020*



Historically Low Interest Rates Continue

Interest rates posted for selected products by the major chartered banks

Weekly Wednesday, rates in percentage



Source: Bank of Canada

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Single Family Unit Sales

+ 9.2%	Sherwood Park
+ 9.5%	Spruce Grove
+15.2%	Beaumont
+22.3%	Fort Saskatchewan

Central Edmonton Highrise Condos

- 24%	Sales Drop
- 6.4%	Average Price Drop